



## **TOWN OF LOS GATOS**

### **PLANNING COMMISSION MEETING ACTION MINUTES**

#### **TOWN COUNCIL CHAMBERS**

**110 E. MAIN STREET**

**WEDNESDAY, AUGUST 9, 2006 -- 7:15 P.M.**

Please refer to compact disk #08-09-06 to hear the entire proceedings of this meeting.

#### **ROLL CALL:**

Present: Joanne Talesfore, Chair; John Bourgeois, D. Michael Kane, Thomas O'Donnell, Lee Quintana

Absent: Phil Micciche and Stephen M. Rice

Others: Assistant Community Development Director Randy Tsuda, Associate Planner Joe Paulson and Associate Civil Engineer Fletcher Parsons.

#### **VERBAL COMMUNICATION**

Ray Davis Commented on the public hearing process for the 13 acres in Vasona Park for sale. Also commented on Chair Micciche's conduct toward him at the last meeting.

#### **APPROVAL OF MINUTES**

**July 12, 2006** - Motion by Commissioner O'Donnell and seconded by Commissioner Talesfore to approve the meeting minutes. Commissioner Talesfore asked for a clerical change and Commissioner Quintana asked for a change in Item 3. Passed unanimously with Commissioners Micciche and Rice excused.

#### **REQUESTED CONTINUANCES**

**Items #2 and #3 (see below for comments)**

**CONSENT CALENDAR - None**

**CONTINUED PUBLIC HEARING - None**

**NEW PUBLIC HEARINGS**

ITEM 1      **76 Mariposa Avenue**  
Architecture and Site Application S-06-034

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:8. APN 410-13-008  
PROPERTY OWNER/APPLICANT: Catherine Atzen

PUBLIC TESTIMONY by Dan Winklebleck, Ray Davis and Gregory Ebejer.

**MOTION:** Motion by Commissioner Quintana to deny application. Motion failed due to lack of a second.

Commissioner Kane moved to refer the application to staff for modifications with direction to reduce mass and scale and seconded by Commissioner Talesfore. Motion was withdrawn.

Motion by Commissioner Kane to send back for changes in lieu of denial and seconded by Commissioner Quintana. Motion was withdrawn.

Motion by Commissioner O'Donnell to approve the application and seconded by Commissioner Bourgeois. After discussion Commissioner O'Donnell modified his motion to add a condition requiring reduction of bulk and mass of the second floor, but no net reduction of the house size is required. After further discussion, Commissioner Bourgeois withdrew his second and then seconded by Commissioner Kane.

Motion carried 3-2 with Commissioners Quintana and Bourgeois dissenting for the following reasons: Commissioner Quintana stated mass on second floor was less of a concern, but the continuous facade was problematic. Commissioner Bourgeois stated applicant made the improvements directed by the Commission and felt the home was compatible with the neighborhood. Commissioners Micciche and Rice excused.

*Appeal rights recited by Mr. Tsuda.*

ITEM 2      **Cypress Way**  
Architecture and Site Application S-06-042  
Variance Application V-06-01  
Negative Declaration ND-07-01

Requesting approval to construct a new single family residence and to reduce the side and rear yard setbacks on property zoned HR-2½. No significant environmental impacts have been identified and a Mitigated Negative Declaration is recommended. APN 532-26-091.

PROPERTY OWNER: Randy and Ladonna Batterson  
APPLICANT: Tom Sloan

PUBLIC TESTIMONY: None

Continuance granted to **September 13, 2006** to allow the required environment public review period for the project prior to the new public hearing date.

**MOTION:** None

ITEM 3      **551 Santa Rosa Drive**  
Architecture and Site Application S-06-032

Requesting approval to add onto a single family residence that will exceed the allowable FAR on property zoned HR-2 1/2. APN 527-56-034  
PROPERTY OWNER: Kevin and Susanne Hereford  
APPLICANT: Terry Martin Associates

PUBLIC TESTIMONY: None

**MOTION:** None

Continuance granted to **September 27, 2006** to allow the applicant to work with a neighbor on outstanding issues before the next public hearing.

**CONTINUED OTHER BUSINESS** - None

**NEW OTHER BUSINESS**

ITEM 4      Discussion of Placement of Sub-Committee Reports on Planning Commission Agendas

PUBLIC TESTIMONY: None

Commissioner Kane provided background on reasons for agendaizing this request. After further discussion, it was recommended to limit the oral reports for sub-committees to 3 minutes per sub-committee report and reorder the agenda as follows: 1) Roll Call 2) Approval of Meeting Minutes 3) Written Communications 4) Requested Continuances 5) Sub-Committee Reports and 6) Verbal Communications (Audience).

MOTION: Motion by Commissioner Kane and seconded by Commissioner O'Donnell to accept recommendation as stated above. Passed unanimously with Commissioners Micciche and Rice excused.

Sub-Committee Reports

General Plan Committee - Commissioner O'Donnell reported on the committee's discussion of the North 40 update. Commissioner Bourgeois commented on the use of an overlay zone to which the committee was receptive.

Conceptual Development Advisory Committee - Commissioner Quintana reported on committee's discussion of the proposed condo conversions at 347 Massol/Baytree Apartments.

Historic Preservation Committee - Commissioner Kane reported on the committee's meeting on August 2. Discussion included projects on 21 Mariposa and 86 Broadway, as well as a suggestion for a possible presentation to the local realtors regarding the Town's historic inventory.

Report from Director of Community Development

Randy Tsuda provided comments on the Swanson Ford site/Sand Hill properties proposal scheduled for tonight's CDAC meeting. The item was not heard since the applicant is working on additional changes. They will meet with staff in the near future and bring back a new proposal for the next CDAC meeting.

Commission Matters - None

**ADJOURNMENT**

Chair Talesfore adjourned the meeting at approximately 9:10 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION  
August 9, 2006

---

Joanne Talesfore, Chair

APPROVED AS TO FORM AND ATTEST:

---

Randy Tsuda  
Assistant Director of Community  
Development

---

Bud N. Lortz  
Director of Community Development